



Introduction

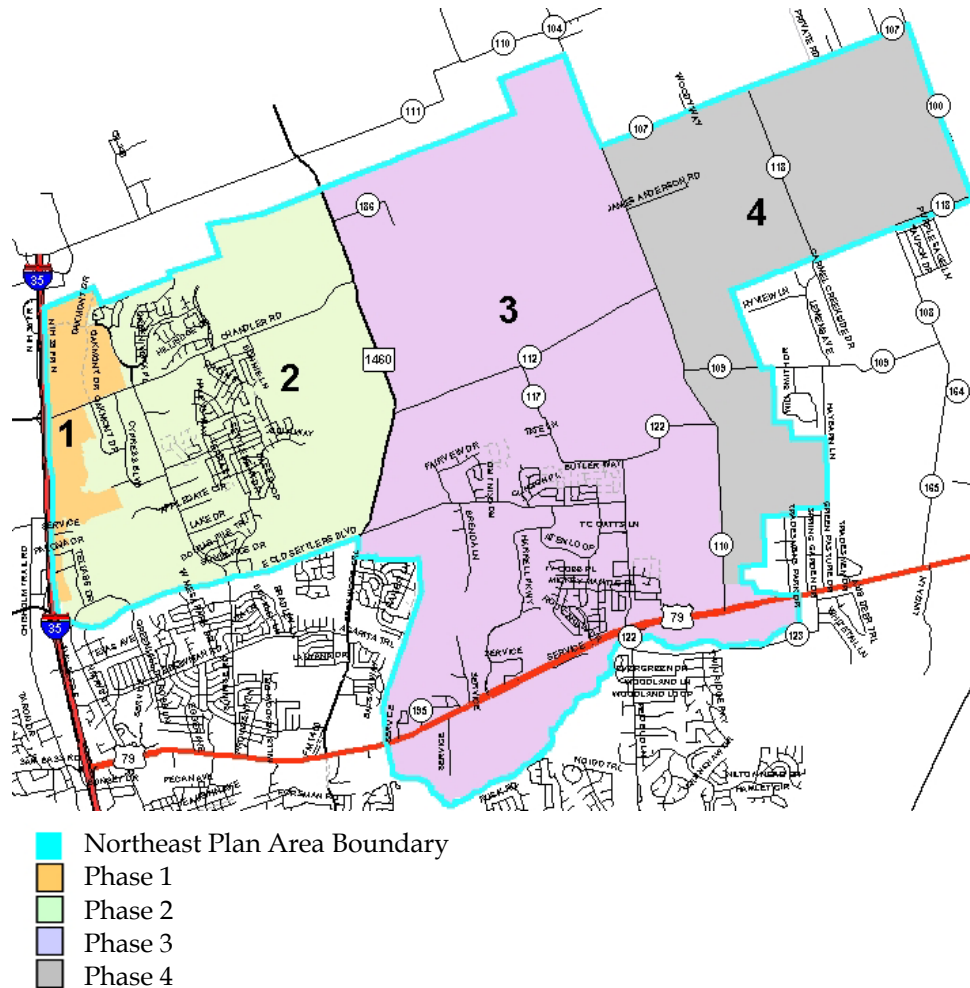
1.1 Purpose

The Northeast Plan is primarily intended to serve as a supplemental aid in making decisions related to the Future Land Use Map (Map) contained in the City's General Plan 2000. Because the Map serves as the principal guiding document in determining the appropriateness of zoning designations for property that is annexed into the City and for property under consideration for zoning changes, it is imperative that it accurately reflect the current goals and objectives of the City and that it account for changing market conditions. If a proposed zoning change is inconsistent with the land use designations depicted on the Map, the policy is for City staff to recommend disapproval, regardless of current market conditions.

In order to ensure consistency between the market, the Map, and the City's goals and objectives, the City will periodically amend the Map based on a review of changing conditions in different areas of the City and its extraterritorial jurisdiction (ETJ). Northeast Round Rock has been chosen for such a review based on the amount of developable land in that quadrant and the amount of interest it has received from the development community.

1.2 Plan Area

The area covering the Northeast Plan (Plan Area), shown in Map 1.1, generally encompasses most of northeast Round Rock from IH-35 on the west, US 79 on the south and the City's ETJ boundary on the north and east. A portion of northeast Round Rock south of Old Settlers Boulevard is excluded from the Plan Area due to the amount of existing development in this area.

Map 1.1 Northeast Plan Area and Phases

1.3 Phases

As illustrated in Map 1.1, the Plan Area has been divided into four phases, with Phase One beginning at IH-35 and Phase Four ending at the eastern extent of the City's ETJ. This division of phases approximates the pattern of development and the direction of change northeast Round Rock is experiencing and allows the City to modify the Future Land Use Map one area at a time, rather than waiting to complete a comprehensive review of the entire Plan Area before amending the Future Land Use Map. In this way, the City will be able to study different sections of the northeast quadrant when they are under development pressure and to respond to changing market conditions as they occur.